

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL C-2A-3
IN THE CHARLESTOWN URBAN RENEWAL AREA.
PROJECT NO. MASS. R-55

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, James J. Duffy has expressed an interest in and has submitted a satisfactory proposal for the rehabilitation of Disposition Parcel C-2A-3 in the Charlestown Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That James J. Duffy be and hereby is tentatively designated as Redeveloper of Disposition Parcel C-2A-3 in the Charlestown Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;

(c) Submission within ninety (90) days in a form satisfactory to the Authority of:

- (i) Evidence of the availability of necessary equity funds, as needed; and
- (ii) Evidence of firm financial commitments from banks or other lending institutions; and
- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed development and rental schedule.

2. That disposal of Parcel C-2A-3 by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

C-2A-3
500-514 Main Street

AREA 21,774 square feet

WIDTH

DEPTH

SITE

ACCESS

PARKING

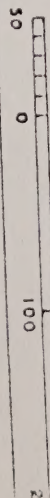
D.U.'s

TYPE

ZONING

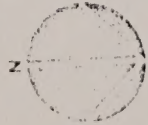
NOTES: BOUNDARIES AND AREAS BASED ON
PARCEL ASSESSORS MAPS ARE APPROXIMATE,
PENDING FINAL SURVEYS.

FOR DEFINITIONS, STANDARDS & CONTROL
SEE:
CHARLESTOWN URBAN RENEWAL PLAN
PROJECT NO. MASS. R-55
BOSTON REDEVELOPMENT AUTHORITY
FEBRUARY 25, 1965.



DISPOSITION PARCELS

DATE:



Charlestown
Urban Renewal Area
Massachusetts R-55
BOSTON REDEVELOPMENT AUTHORITY



REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

REDEVELOPER AND LAND

1. a. Name of Redeveloper: JAMES J. DUFFY
- b. Address of Redeveloper: 516 MAIN STREET, CHARLESTOWN 02129 (Business)
31 MONUMENT SQUARE, CHARLESTOWN 02129 (Home).
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

BOSTON REDEVELOPMENT AUTHORITY

(Name of Local Public Agency)

in CHARLESTOWN MASS. R-55
(Name of Urban Renewal or Redevelopment Project Area)

in the City of BOSTON, State of MASSACHUSETTS
is described as follows²

Parcel C-2A-3

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of _____:

- ☐ A corporation.
- ☐ A nonprofit or charitable institution or corporation.
- ☐ A partnership known as _____
- ☐ A business association or a joint venture known as _____
- ☐ A Federal, State, or local government or instrumentality thereof.
- ☐ Other (explain) _____

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization: _____

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

¹If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

²Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address, and nature and extent of interest of each person or entity *(not named in response to Item 5)* who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper *(for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper)*:

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

7. Names *(if not given above)* of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but *only* if land is to be redeveloped or rehabilitated in whole or in part for *residential* purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of _____ for the land, for:

- a. Total cost of any residential redevelopment: \$
- b. Cost per dwelling unit of any residential redevelopment: \$
- c. Total cost of any residential rehabilitation: \$
- d. Cost per dwelling unit of any residential rehabilitation: \$

2. a. State the Redeveloper's estimate of the average monthly rental (*if to be rented*) or average sale price (*if to be sold*) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
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b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals;

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We) James J. Duffy

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.

Dated: Mar. 3, 1976

Dated: _____

James J. Duffy
Signature

Signature

Owner _____
Title _____

Title

516 Main St., Charlestown, Mass. 02129

Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.
² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

June 3, 1976

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: CHARLESTOWN URBAN RENEWAL AREA MASS. R-55
DISPOSITION PARCEL C-2A-3
TENTATIVE DESIGNATION OF REDEVELOPER / REHABILITATION

Disposition Parcel C-2A-3, 500-514 Main Street in the Charlestown Urban Renewal Area, contains approximately 21,774 square feet of land and has a garage thereon, which is to be rehabilitated.

This parcel was advertised by the Authority for commercial rehabilitation on February 16, 1975 and development proposals were received from the following:

Catalano Bros. Inc., 41 Warren St., Chas.
G. Conway Inc., 500 Main St., Chas.
James J. Duffy, 516 Main St., Chas.
Hi-Way Refrigeration, 104 Arlington Ave., Chas.
Liberty Bell Whlse. Grocery, 490 Main St., Chas.

Hi-Way Refrigeration was evicted by the Authority from this site for rent arrearage and has relocated in Charlestown.

G. Conway, a general contractor presently occupying 500 Main Street on a temporary basis, is assembling land in Charlestown for a new garage.

Liberty Bell, a wholesale dry grocery firm, has been in business in Charlestown for over 50 years. The structure they presently occupy is scheduled for demolition. The Authority and Liberty Bell have identified a site for new development on a portion of C-2A-1, abutting their existing building, which meets with both Liberty Bell's and the Authority staff's approval.

Catalano Bros., a trucking firm, occupy a site designated by the Authority and must vacate for development purposes. The Authority's staff has spent much time in finding a location to suite his needs and have the firm remain in Charlestown and near the Moran Terminal. The staff has identified a vacant site suitable for new construction with access to major highways abutting a small industrial area off Rutherford Avenue.

James Duffy Tobacco Co. is also occupying a site scheduled for demolition and has been in business for over 25 years in Charlestown. Mr. Duffy has repeatedly expressed interest in the subject parcel in writing since 1972.

After a careful review of the future requirements of all the interested parties, the staff recommends that James J. Duffy be selected as the tentative developer of the subject parcel.

It is therefore recommended that the Authority adopt the attached resolution tentatively designating James J. Duffy as redeveloper of Disposition Parcel C-2A-3.

ATTACHMENT